

Item # 86

**City of Carson City  
Agenda Report**

**Date Submitted:** July 10, 2007

**Agenda Date Requested:** July 19, 2007

**Time Requested:** 10 minutes

**To:** Mayor and Board of Supervisors

**From:** Development Services - Planning Division

**Subject Title:** Action to introduce, on first reading, Bill No. \_\_\_\_\_, an ordinance amending the Carson City Municipal Code Title 18, Zoning, Chapter 18.03, Definitions, Section 18.03.010, Words And Terms Defined, to modify the definition of "guest building" to include attached guest buildings; and amending Chapter 18.16, Development Standards, Division 1, Land Use And Site Design, amending Section 1.4, Guest Building Development, to establish regulations for the height, setbacks, occupancy, design and use of guest buildings on single-family residential properties. (File ZCA-07-085).

**Staff Summary:** "Guest buildings" are permitted on single-family lots. The proposed amendment is to create standards for the construction of guest buildings to limit size and include other design considerations to minimize impacts to surrounding properties and neighborhoods.

**Type of Action Requested:**

- Resolution
- Ordinance - First Reading
- Formal Action/Motion
- Other (Specify)

**Does This Action Require A Business Impact Statement:**  Yes  No

**Planning Commission Action:** Recommended approval June 27, 2007, by a vote of 7 Ayes and 0 nay.

**Recommended Board Action:** I move to introduce, on first reading, Bill No. \_\_\_\_\_, an ordinance amending the Carson City Municipal Code Title 18, Zoning, Chapter 18.03, Definitions, Section 18.03.010, Words And Terms Defined, to modify the definition of "guest building" to include attached guest buildings; and amending Chapter 18.16, Development Standards, Division 1, Land Use And Site Design, amending Section 1.4, Guest Building Development, to establish regulations for the height, setbacks, occupancy, design and use of guest buildings on single-family residential properties, based on the findings contained in the staff report.

**Explanation for Recommended Board Action:** The Board of Supervisors, pursuant to Carson City Municipal Code, is required to take final action on all code amendments.

**Applicable Statute, Code, Policy, Rule or Regulation:** CCMC 18.03 (Zoning Code Amendments).